

**Minutes of the  
Comprehensive Development Plan Advisory Committee**  
Thursday, December 8, 2005

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Keith Henderson, Chairperson called the meeting to order at 4:05 p.m.

**Committee Members**

**Present (Name and Municipality):**

- Keith Henderson, Chairman, Town of Brookfield
- Barb Holtz, Town of Mukwonago
- Bill Biersach, Village of Chenequa
- Rebecca Finn, Village of Elm Grove
- Doug Koehler, City of Waukesha
- Dan Ertl, City of Brookfield
- William Freisleben, Village of Menomonee Falls
- Bruce Kaniewski, Towns of Waukesha and Village of North Prairie
- Roland Tonn (attending for Rob Seversin), City of Oconomowoc
- Wallace Thiel, Village of Hartland
- Walter Kolb, Waukesha County Park and Planning Commission
- Marilyn Haroldson, Town of Merton
- James Siepmann, Town of Summit
- Jeffrey Musche, Town of Lisbon
- Rick Kania, SEWRPC

**Committee Members**

**Absent (Name and Municipality):**

- Paul Craig, City of Delafield
- Representative of the Village of Big Bend
- Bart Zilk, Village of Dousman
- George Stumpf, Village of Lac La Belle
- Larry Plaster, Village of Butler
- Harlan Clinkenbeard, City of Pewaukee
- Chuck Nichols, Village of Pewaukee
- Donald Wiemer, Village of Oconomowoc Lake
- Brian Turk, Towns of Delafield and Vernon
- Jeff Herrmann, Towns of Genesee and Oconomowoc
- Colin Butler, Town of Ottawa

**Others Present:**

- Dale Shaver, Director, Waukesha County Department of Parks and Land Use
- Jim Kavemeier, Parks System Manager
- Richard L. Mace, Planning and Zoning Manager
- Don Dittmar, Land Information Systems Manager
- George Morris, Environmental Health Manager
- Sandy Scherer, Parks and Land Use – Senior Planner
- Jerry Braatz, U.W. Extension
- Pamela Meyer

- Bob Biebel, SEWRPC

**Public Comment**

County Executive Vrakas introduced himself and thanked the Committee for participating in the update of the Comprehensive Development Planning process.

**Approval of the October 20, 2005, Minutes**

- *Mrs. Holtz moved, seconded by Mr. Thiel and carried unanimously, for approval of the October 20, 2005, Minutes.*

**Groundwater Study Overview, by Bob Biebel from SEWRPC**

Mr. Shaver indicated there have been questions regarding the data and information presented in Chapter 3 and Mr. Biebel from SEWRPC is here to update the Committee and answer any questions regarding water supply issues. Mr. Biebel pointed out the areas in southeastern Wisconsin served by groundwater vs. Lake Michigan water supply. He indicated that the use of Great Lakes water is becoming an important issue for the eastern part of Waukesha County. Mr. Kolb said, past history indicates the water flow was from west to east, and currently the water flow is from east to west. He asked, if a municipal well were drawn down farther, would the flow reverse itself and begin averaging out and not continually dropping at such an alarming rate? Mr. Biebel replied, the drawdown cone is centered under the Village of Elm Grove and as much as 300' of the drawdown occurred prior to 1970 when the majority of the wells were in Milwaukee County. He felt the levels would continue to drop at a projected rate of 100' within 20 years. Mr. Kolb said the deeper the well goes there would be an increase in radium. Mr. Biebel agreed, and added that in many of the community wells, the contaminants (radium and dissolved solids) worsen.

Mr. Biebel also noted that there were questions regarding the water use table in Chapter 3. The table indicates a drop in water use for Waukesha County from 1979 to 1985 and since that time there has been a consistent increase. He felt it was largely due to industrial uses or a combination of industrial uses and when sewer charges in most communities were added to the water bills.

Mr. Biebel said that other major issues regarding water usage include:

- Groundwater supply demand is rising
- Overuse of the deep sandstone aquifer has caused a large Cone of Depression (up to 500' of drawdown)
- Current Radium exceedance issues
- Quality of deep sandstone aquifer water is declining in some wells
- Potential for contamination and surface water impacts with increased use of the shallow aquifer

Mr. Biebel explained the Regional Water Supply Planning Program is comprised of 3 elements:

- Conduct basic groundwater inventories (completed in 2001)
- Collect additional inventory data and develop regional aquifer simulation model (completed)
- Prepare Regional Water Supply System Plan (planning underway with support from 7 counties in southeastern Wisconsin).

Regarding the Regional Water Supply System Plan, major components include:

- Development of water supply service areas and forecast demand for water use
- Documentation of existing and potential water supply problems and issues
- Development of recommendations for water conservation efforts to reduce water demand
- Development and evaluation of alternative means of addressing the identified water supply problems and issues

- Selection and documentation of a recommended plan
- Identification of groundwater recharge areas to be considered for protection
- Specification of any new institutional structures found to carry out the plan recommendations
- Identification of any constraints to development levels in sub-areas of the region due to water supply sustainability concerns.

The plan is scheduled to be completed in early 2007.

The following are potentials for where the water supply plan and Comprehensive Planning may be linked:

- Water supply capacities are one of several factors considered in future land use decisions
- Water supply considerations in establishing land use patterns
  - Preserve important groundwater recharge areas
  - Protect existing and future well zone of contribution areas
  - Promote local zoning to protect areas most susceptible to groundwater contamination
  - Promote low impact and other development patterns and stormwater management practices which maintain the natural hydrology
  - Potential limits to development density in selected areas to help achieve a safe water supply
  - Water conservation

### **Discussion of Draft Chapter 2**

Mr. Shaver indicated that the draft of Chapter 2 was presented at the last meeting and a number of edits were suggested and made to the text. Mr. Braatz pointed out the changes throughout the text of the Chapter.

Additional suggested changes are as follows:

- A member of the Committee asked in reference to the last sentence of the first paragraph under “Introduction” on Page 1, why sanitary sewer, water supply services, agricultural resource base are not discussed in Chapter 2? Mr. Shaver indicated it would be noted and the sentence could be modified if a significant issue or trend was missed.
- Page 2, delete last word in the first paragraph “1950’s” and replace with “1970’s”
- Page 2, change the title of Table II-1 to “Selected County Population Growth Trends 1840-2005”
- Page 3, add “Wisconsin Department of Administration” to the source note at the bottom of Table II-2
- Page 7, change the title of Table II-6 to “Median Household Income by Selected Counties, 1999”
- Page 7, change the title of Table II-7 to “Median Household Income by Waukesha County Community, 1999”
- Page 8, change the title of Table II-8 to “Total Employment Trends by Selected Counties, 1990-2000”
- Page 11, delete the last sentence from the first paragraph-“The most recent land use inventory....”
- Page 9, add “(Table II-10) at the end of the first sentence – “Waukesha County has the third highest percentage of people with associate, bachelors, graduate, and professional degrees in Wisconsin (Table II-10)”
- Page 9, add “(Table II-11)” at the end of the second sentence – Over 41 percent of people 25 years of age and older have an associate, bachelors, graduate, or professional degree within Waukesha County (Table II-11)”
- Page 9, delete “PERCENT OF” in the Title of Table II-11 – “Residents of Age 25 and over with Associates, Bachelor’s, Graduate, or Professional Degrees, 2000”
- Page 13, last sentence of the third paragraph references the wrong table, should reference Table II-14- “The situation is different.....(see Table II-14)”

- Page 12, Table II-13, add reference that SW=Surface Water source and GW=Ground water source
- Page 13, Table II-14, add “In Million Gallons per Day” to title of table-“Estimates of Available Groundwater in Waukesha County, 1999 (in Million Gallons per Day)”
- Page 12, last paragraph, change third sentence to read-“The deeper sandstone aquifers are recharged by downward leakage of water through the Maquoketa Formation from the overlying aquifers or by infiltration of precipitation in western Waukesha County.....”
- Page 12, first paragraph, third sentence under “Natural Resources” references Table II-3 and should be “Table II-13”

Mr. Shaver said that the objectives on Page 17, under “Planning Objectives”, are from Chapter 3 and as other planning objectives are completed in other chapters, the list will expand.

*Mr. Siepmann moved, seconded by Mr. Kaniewski and carried unanimously, for approval of the recommended edits for Chapter 2.*

### **Discussion of Draft Chapter 3**

Mr. Shaver indicated the Agricultural, Natural and Cultural Resources Subcommittee, amended and approved Chapter 3 at their November 16, 2005, meeting. Color maps will be inserted as they are completed. He then reviewed the revisions made by the Ag Subcommittee.

An additional change was suggested as follows:

- Page 13, under “Radium Concentrations”, delete the first “the” in the sentence-“Systems serving portions of the Cities of Brookfield.....”

*Mr. Siepmann moved, seconded by Mrs. Haroldson and carried unanimously, for approval of Chapter 3, as corrected.*

### **Discussion of Appendix B**

Mr. Shaver explained that Appendix B contains “Historical sites in Waukesha County listed on the National Register of Historic Places: 2005”, “Eligible historic sites in Waukesha County not listed on the National Register of Historic Places: 2005” and “Potentially eligible history sites in Waukesha County needing additional evaluation: 2005”. The table was separated from the text of Chapter 3 and is presented as Appendix B.

Suggested changes to Appendix B are as follows:

- Under “Potentially eligible history sites in Waukesha County needing additional evaluation: 2005”, No. 7585, Landsberg’s Barbecue, it was noted the building was physically moved from the location listed.
- Format text for Appendix B table into all CAPS.
- Consider deleting the “Current Name” column on the Appendix

A Committee member noticed a number of errors contained in the Appendix for Menomonee Falls. Mr. Shaver asked the Committee members to notify him by e-mail of any changes to the Appendix and noted the corrections would be made and also sent on to the Historical Society.

Because the Appendix will need revisions, it was decided to hold over approving Appendix B and schedule it for the next meeting agenda.

**Status of the Public Participation Plan Adoption and Subgroup Activities**

Mr. Braatz indicated a cost estimate from a survey research center was received. The Public Participation Subcommittee met and reviewed the cost estimate and decided the matter should come before the full Committee for discussion. The scientific survey is based on the population of each of the Cities, Villages and Towns, which are a part of the Comprehensive planning process. The cost estimate includes the cost of analyzing the survey information. Waukesha County, through the Comprehensive grant funding would provide 75% of the cost and the local jurisdictions would provide the remainder 25% through their grants. For approximately 28,521 surveys mailed out, with 9,000 returned the total cost would be \$78,717.96. Waukesha County would provide \$59,038.47 and the local jurisdictions would provide \$19,679.00 (\$366.00 to \$786.00 cost per community).

A member of the Committee asked what type of questions would be on the survey? Mr. Braatz said after the Committee approves the development of a survey, a draft survey would be brought back for the Committee's review. A member of the Committee asked if the Subcommittee reviewed the questions or if the Staff has a recommendation as to the type of questions? A member of the Subcommittee replied the survey was discussed and a quite a few questions were forwarded to Mr. Braatz. The Subcommittee is recommending that the Committee go forward with the survey and a draft survey should be ready for the Committee's review in February 2006.

Possible questions for the survey suggested by the Committee:

- What is the public's perception of maintaining rural character or open space in Waukesha County?
- Refinement of the Park and Open Space Plan, what are the park needs?
- Affordable housing?
- Historical apartments?

Other questions/comments regarding the survey from the Committee members:

- Basic questions and specific questions toward each municipality? It was noted that it could be difficult and more costly, but possibly if several communities have the same issue it could be framed more generally.
- Would the results of the survey be broken down by individual communities? It was noted that there is an option that if an individual community wants their own report based on the surveys sent, it would be possible.
- What is the basic percentage of return on any type of survey? 3 to 1 ratio. Mr. Braatz added that he has participated in four other surveys with this particular survey company and the lowest return was a 31% and the highest return was 54%.
- For the survey to be scientifically statistically acceptable there should be 28,000 surveys distributed.
- Prepaid postage brings better returns.
- Fees or costs on particular issues should be mentioned along with particular questions.
- Will the questions on the survey represent what Waukesha County wants to know about the County rather than a standard set of questions? Yes, it will focus on the particular issues in Waukesha County.
- Would there be a comment section on the survey?

Mr. Shaver asked if the Committee approved of the concept of the communities contributing 25% of the cost of the survey, if there is an interest in maintaining the statistical validity by municipality as opposed to the general County and before asking the communities to formally contribute, the survey questions should be reviewed by the Committee? The Committee agreed. Mr. Shaver suggested contacting the research company and finding out the cost of formulating the survey only. If the Committee approves, the 25% cost share by the municipalities, the County will contract to have the survey questions generated.

Mr. Shaver added the discussion of the survey questions would be agendized at the next Committee meeting.

*Mr. Thiel moved, seconded by Mr. Biersach and carried unanimously, to approve the development of a survey that is statistically valid for each participating municipality. Waukesha County will contribute 75% of the cost of the survey and the remaining municipalities will contribute the remaining 25%.*

**Next Meeting Topics and Date**

The next meeting will be held Thursday, March 16, 2006, at 4:00 p.m. in Room 255/259 of the Waukesha County Administration Center.

**Possible Topics for review:**

- Appendix B
- Draft of Chapter 6
- Discussion of the survey questions

*There being no further business to come before the Committee, Mr. Ertl moved, seconded by Mr. Haroldson to adjourn at 5:50 p.m.*